



BURNELL'S
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**5 Wesley Terrace
Holyhead
Anglesey
LL65 1EB**

**O.I.R.O.
£105,000**



**LOUNGE/DINER
KITCHEN
2 BEDROOMS & LOFT HOBBIES ROOM
(POTENTIAL BED 3)**

**BATHROOM/W.C.
PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
SIZEABLE REAR COURTYARD**

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15/17 Market Street, Holyhead, Anglesey, LL65 1UL

Description: Attractive spacious end terraced house, which benefits from a larger than average courtyard, situated in this small residential cul-de-sac, in a sought after residential location, convenient for Holyhead town centre and harbour/promenade.

The accommodation briefly comprises of a PVCu entrance door to **hall** with stairs to 1st floor.

Lounge/diner with fireplace and gas point, cupboard housing the electric meter and consumer unit.

The **kitchen** offers a range of worktops, base and wall units incorporating a stainless steel sink unit, with plumbing for a washing machine, understairs cupboard and PVCu door with double glazed panel to outside.

1st floor landing having a skylight and door with stairs to 2nd floor.

There are **2 bedrooms**, together with a **bathroom** having a 3-piece suite and wall mounted condensing gas combi boiler.

To the 2nd floor is a spacious **loft hobbies room** (potential bed 3) with dormer projection wide window enjoying distant sea glimpses.

The property which has been substantially renovated in recent years, is now in need of some internal modernisation/refurbishment offering excellent potential to make a superb 1st time buy, family home or investment property.

Early viewing is strongly recommended.

Location

The property is situated in a popular residential location convenient for town centre, schools, Holyhead harbour, port, railway station and most local amenities.

Hall

Lounge/Diner

Approx. 6.27m x 3.25m/3.59m (exc bay)
(20' 7" x 10' 8"/11' 9")



Kitchen

Approx. 3.43m x 2.42m (11' 3" x 7' 11")

1st Floor

Bedroom 1

Approx. 4.57m x 3.09m (15' 0" x 10' 2")

Bedroom 2

Approx. 3.05m x 2.92m (10' 0" x 9' 7")



2nd Floor

Loft Hobbies Room (potential bed 3)

Approx. 4.62m x 4.19m (15' 2" x 13' 9")

Exterior

Small enclosed concrete forecourt, sizeable L-shaped concrete courtyard enclosed by high stone walls with gate to lane and raised borders to 2 sides. Water tap.



Council Tax

Band B.

Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When entering Holyhead off the A55, take the 3rd exit off the roundabout towards the town centre. Proceed through the traffic lights passing the cenotaph on the left-hand side. After passing under the Celtic Gateway Bridge, turn left into Water Street, continue bearing right onto Armenia Terrace/Capel Armenia and take the next right into Wesley Terrace. The property is on the left-hand side.

**PARTICULARS PREPARED JHB/CJK
REF: 12230999**

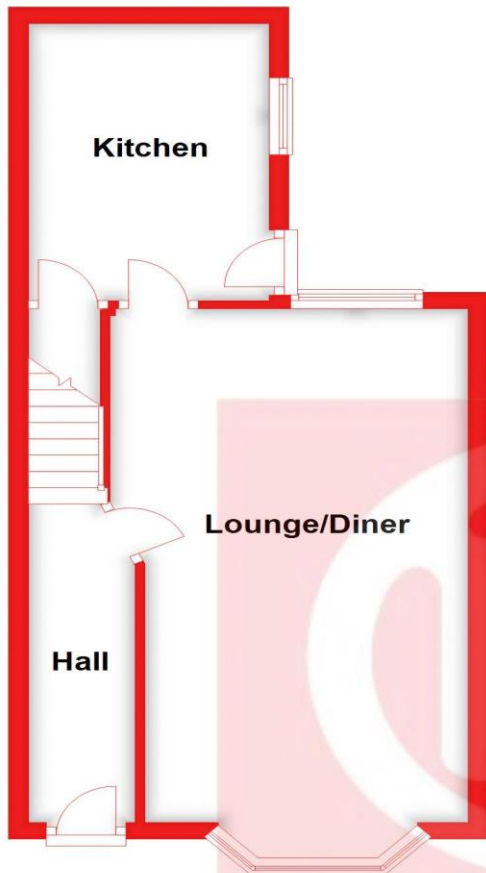


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

Ground Floor

Approx. 36.6 sq. metres



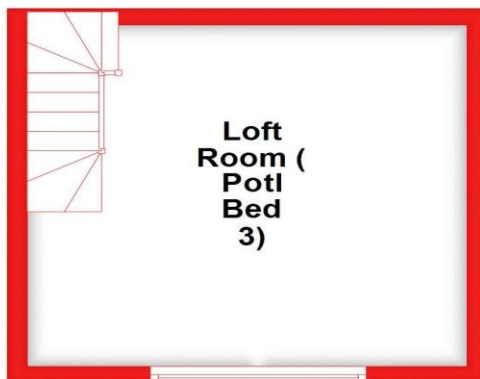
First Floor

Approx. 37.0 sq. metres



Second Floor

Approx. 19.3 sq. metres



Total area: approx. 92.9 sq. metres

Floor space only approx' & for guide purposes only
Plan produced using PlanUp.